

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Jonathan E. Kapp
C/o Moon, Moss, McGill, Hayes & Shapiro, P.A.
Attorneys at Law
Ten Free Street
P.O. Box 7250
Portland, ME 04112-7250

November 16, 2000

RE: One Dana St., Corner of 193-197 Commercial Street - 32-U-004 - B-3 zone

Dear Attorney Kapp,

I have reviewed the microfiche in reference to the property located at One Dana Street. Our microfiche history is limited on this particular property. This building is located in the B-3 business zone with a PAD (Pedestrian Activity District) overlay zone. Panel 13 of the FIRM Flood Insurance Rate Maps shows that this property is located in a C zone which is outside of the 100-year flood zone. It is not located within the Shoreland overlay zone.

I believe that the building conforms with the all B-3 zoning regulations and PAD requirements. I am not aware of any zoning violations in reference with this building. I am also not aware of any pending court actions related to this structure.

If you have any other questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

MOON, MOSS, MCGILL, HAYES & SHAPIRO, P.A.

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Dana St
193-197 Commercial St
Con 1-3 Dana St

CONFIDENTIAL FACSIMILE --- PLEASE DELIVER IMMEDIATELY

SEND TO:

32-4-4

Name: Marge Schmuckal

Fax No.: 874-8716

Firm: _____

Phone No.: _____

FROM:

Name: Jonathan Kapp

Date Sent: 11/14/00

Total Pages (including cover): 2

Sent by: JJP

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MESSAGE: _____

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- Overnight Delivery
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November 14, 2000

BY FACSIMILE

Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: One Dana Street

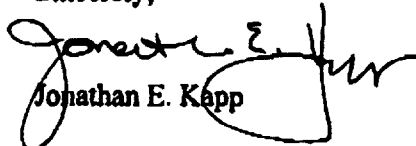
Dear Ms. Schmuckal:

As I explained in my voice mail message to you this morning, my client, in connection with a refinancing of the above-referenced property, requires a zoning letter. The letter, which can be addressed to me, should state that the City of Portland advises that there are no current zoning violations on record in connection with One Dana Street, and that the building conforms with all applicable zoning laws.

To meet our deadlines for this transaction, I would appreciate it if this letter could be available no later than Friday, November 17, 2000. I understand that there is a \$50.00 fee for such a zoning letter. We will deliver my firm's check for this fee at the time we pick up the letter.

If you have any questions or require further information, please do not hesitate to call. Thank you for your assistance with this matter.

Sincerely,


Jonathan E. Kapp